083.0	0007	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,199,700 / 1,199,700
					USE VALUE:	1,199,700 / 1,199,700
					ASSESSED:	1,199,700 / 1,199,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PREVITE SANDRA M
Owner 2:	
Owner 3:	
Street 1:	96 PAUL REVERE ROAD
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,552 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1930, having primarily Brick Veneer Exterior and 3039 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	9552.000	705,100		494,600	1,199,700
Total Card	0.219	705,100		494,600	1,199,700
Total Parcel	0.219	705,100		494,600	1,199,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.74 | /Parcel: 394.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	52301
GIS Ref	
GIS Ref	
Insp Date	08/13/18

!6799!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	704,800	0	9,552.	494,600	1,199,400	1,199,400	Year End Roll	12/18/2019
2019	105	FV	527,300	0	9,552.	487,500	1,014,800	1,014,800	Year End Roll	1/3/2019
2018	105	FV	527,300	0	9,552.	374,500	901,800	901,800	Year End Roll	12/20/2017
2017	105	FV	496,700	0	9,552.	353,300	850,000	850,000	Year End Roll	1/3/2017
2016	105	FV	496,700	0	9,552.	325,000	821,700	821,700	Year End	1/4/2016
2015	105	FV	446,400	0	9,552.	303,800	750,200	750,200	Year End Roll	12/11/2014
2014	105	FV	446,400	0	9,552.	279,800	726,200	726,200	Year End Roll	12/16/2013
2013	105	FV	463,100	0	9,552.	279,800	742,900	742,900		12/13/2012

PRINT

Date	Time
12/10/20	21:31:03

LAST REV

Date	Time
08/28/18	12:06:33
apro	
6799	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATZILIADIS GEO	25044-412		12/8/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2016	547	Re-Roof	11,000	O				reroof
7/15/2011	707	Demo gar	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Measured	372	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52301
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		9552		Sq. Ft.	Site		0	70.	0.74	6									494,593						494,600	

Total AC/HA: 0.21928 | Total SF/SM: 9552 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 494,593 | Spl Credit | Total: 494,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03574574
Const Adj.:	1.01811314
Adj $ / SQ:	179.266
Other Features:	170750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	866179
Depreciation:	161109
Depreciated Total:	705070

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

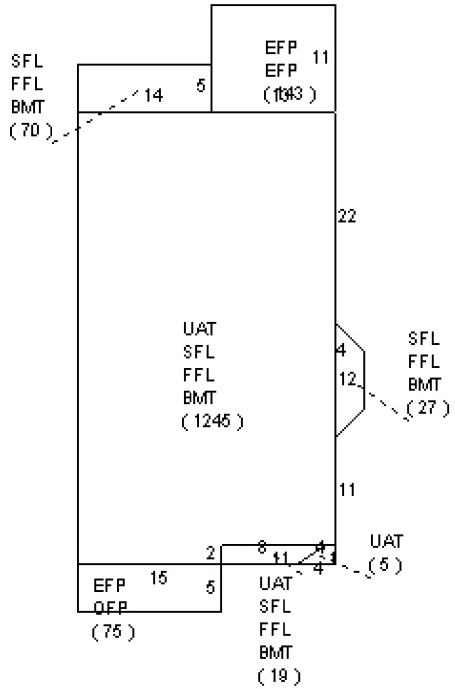
No Unit	RMS	BRS	FL
2	6	3	
1	3	1	
Totals			
3	15	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	197.19
Special Features:	0	Val/Su Net:	145.80
Final Total:	705100	Val/Su SzAd	259.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,361	53.780	73,194
FFL	First Floor	1,361	179.270	243,981
SFL	Second Floor	1,361	179.270	243,981
EFP	Enclos Porch	361	35.400	12,778
UAT	Upper Attic	317	125.490	39,811
OFP	Open Porch	75	39.200	2,940

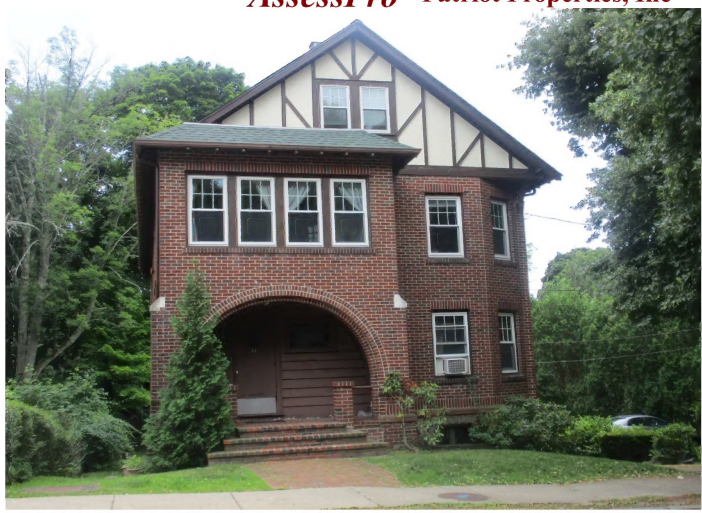
Net Sketched Area:	4,836			Total:	616,685
Size Ad	2722	Gross Are	5788	FinArea	3039

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	